

ZONING CHANGE REVIEW SHEET**CASE:** C14-2016-0022 – 502 W. 15th Street**P.C. DATE:** May 24, 2016**ADDRESS:** 502 W 15th Street and 1502 San Antonio Street**DISTRICT AREA:** 9**OWNER/APPLICANT:** Moore JH 502, LLC (Ann E. Vanderburg)**AGENT:** Mike McHone Real Estate (Mike McHone)**ZONING FROM:** LR**TO:** DMU**AREA:** 0.2592 Acres / 11,291 sq. ft.**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant downtown mixed use-conditional overlay (DMU-CO) combining district zoning. The conditional overlay will limit building height to 60 feet.

PLANNING COMMISSION RECOMMENDATION:

May 24, 2016;

DEPARTMENT COMMENTS:

The subject rezoning area consists of two adjacent legal lots located on the northwest corner of 15th and San Antonio Streets. The property is developed with an asphalt commercial parking lot that is accessible by a driveway from San Antonio Street as well as from the alleyway that runs along the western property line (See Exhibits A & B). The property is immediately surrounded by office uses to the north and west; and retail uses to the south and east, across San Antonio and W 15th Streets.

A rezoning to Downtown Mixed Use (DMU) has been requested to expand redevelopment options while there is no specific plan at this time.

The two properties are located in the Northwest District of the Downtown Austin Plan (DAP) and in a Regional Center as defined by the Imagine Austin Comprehensive Plan (IACP). Staff is recommending the rezoning request as it is supported by both the DAP and the IACP, is consistent with approved and existing zoning densities and intensities on adjacent properties and is compatible with nearby uses, therefore promoting consistency and orderly planning.

Looking at the bigger picture, the Northwest District is an area of transition in building form and height between the Judges Hill District to the West, which is mostly residential buildings of 1-3 stories, and the Uptown/Capitol District to the east, which currently has and is proposed for building heights upwards of 120 feet or more. One of the primary goals of the DAP is to encourage a mix of uses in the downtown area. Therefore guidance given in the plan suggests zoning changes for particular properties to DMU and also references a suggested height restriction which was based on the height restrictions imposed by the base zoning for each property at that time; LR allows height up to 40 feet. Therefore, the plan references a suggested height restriction of 40 feet. However, there is a consistent pattern of re-zoning to DMU-CO with height restrictions of 60 feet by conditional overlay or by the site development standards established by the base zoning districts of surrounding properties. While, it should be noted that the subject tracts are in an area of the DAP that may take advantage of the Downtown Density Bonus Program, with no specific project proposed at this time,

Staff recommends DMU-CO with the conditional overlay restricting building height at 60 feet. A rezoning to DMU-CO with a 60 foot height restriction will promote a mixture of uses, including residential at a scale that is appropriate to the context of the area and will provide a transition, in form, between the tallest development proposed in the Uptown/Capitol District and the predominantly residential Judges Hill District to the west.

ISSUES: None at this time.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR	Parking Lot
<i>North</i>	LR	Office (Law, etc.)
<i>South</i>	CS-CURE	Retail (Starbucks)
<i>East</i>	CS	Convenience Store/Fuel Pumps
<i>West</i>	DMU-CO	Office (Law Firm)

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan

TIA or NTA: not required.

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

<i>Community Registry Name</i>	<i>ID No.</i>
Central Austin Community Development Corporation	1391
SEL Texas	1363
Bike Austin	1528
Austin Neighborhoods Council	511
Friends of Austin Neighborhoods	1530
Historic Austin Neighborhood Association	1400
Austin Independent School District	742
Sierra Club, Austin Regional Group	1228
Shoal Creek Conservancy	1497
West Downtown Alliance Inc.	1253
Downtown Austin Neighborhood Assn. (DANA)	402
Preservation Austin	1424
Austin Heritage Tree Foundation	1340
Downtown Austin Alliance	438
West End Austin Alliance	998
Old Austin Neighborhood Association	57

SCHOOLS: Austin Independent School District

Bryker Wood Elementary, O Henry Middle, Austin High

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2015-0094	GO to DMU	Apvd DMU-CO; 2K trips/day limit, max height @ 60ft. (9/22/2015)	Apvd DMU-CO; 2K trip/day limit, max height @60ft, prohibit group residential, alternative financial services, bail bond svcs, pawn shop svcs, transitional housing, liquor sales, cocktail lounge, outdoor entertainment, service station, residential treatment, consumer convenience svcs, drive in svcs as an accessory use to commercial (12/17/2015)
C14-2015-0093	GO to DMU	9/22/2015 – Apvd DMU-CO; 2K trips/day limit, max height @ 60ft.	12/17/2015 – Apvd DMU-CO; 2K trip/day limit, max height @60ft, prohibit group residential, alternative financial services, bail bond svcs, pawn shop svcs, transitional housing, liquor sales, cocktail lounge, outdoor entertainment, service station, residential treatment, consumer convenience svcs, drive in svcs as an accessory use to commercial.
C14-2010-0151	GO to CBD	1/25/2011 – Apvd DMU-CO; 60ft height restriction, IC@90%, FAR: 1:1, 5ft. front yard setback, 2K trip limit.	2/11/2011 - Apvd DMU-CO; 60ft height restriction, IC@90%, FAR: 1:1, 5ft. front yard setback, 2K trip limit.
C14-05-0049 – Jeff Blatt; 500 W 16th Street	GO to DMU	Denied DMU (6/7/2008)	Apvd DMU-CO; limiting trips to 2,000/day (9/1/2005)
C14-05-0190 – 515 West 15th Street;	CBD	Apvd CBD-CO (3/7/2006)	Apvd CBD-CO; limiting trips to 2,000/day, prohibiting a list of uses, drive-in accessory use prohibited, height restricted to 70ft., only one commercial use on the ground floor of bldg. is permitted (8/8/2006).
C14-00-2081 -	GO to DMU-CURE	Apvd CS-CURE; prohibiting drive-in svcs, provide at least 20% but not more than 60% of the number of parking spaces	Apvd CS-CURE; Drive-in svc prohibited, limited to 2000 trips/day, maximum of 56% of the required parking may be

		normally required. (5/16/2000)	reserved for compact cars, services station prohibited, the parking spaces provided on-site may not be less than 20% or more than 60% of the spaces required by City Code (6/22/2000).
C14-95-0154 – Ann Buratti; 1510 San Antonio Street	DMU	Apvd DMU-CO (11/28/1995)	Apvd DMU-CO; prohibiting a list of uses, making certain uses conditional, height restricted to 60ft, only one structure allowed on site; restricts to 1 DU occupying no more than 50% of GFA of the structure (2/8/1996).

RELATED CASES:

C8I-2015-0313 – A land status determination that the subject tract is a legal tract created prior to March 14, 1946.

C14-83-223 – A rezoning from Office (O) to Local Retail (LR) – Approved January 5, 1984.

ABUTTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
15 th Street	100 feet	76 feet	Arterial	Yes	Yes	Yes
San Antonio	81 feet	38 feet	Collector	Yes	No	Yes

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Victoria Haase**PHONE:** 512-974-7691**EMAIL:** tori.haase@austintexas.gov

EXISTING CONDITIONS

Site Characteristics

The subject tract is developed with an asphalt parking lot. The site looks to be close to or at 100% impervious cover. There are two mature trees along the property line, adjacent to the sidewalk that runs along San Antonio Street. There is an additional mature tree right at the property line between the subject tract and the tract to the north. A site visit was unable to determine where the tree is in relation to the property line with the adjacent property to the north. There are no topographical constraints as the property is flat with little to no grade change.

Impervious Cover

Impervious cover limits are established by the zoning district for this property. The current zoning district of LR establishes an 80% impervious cover limit. The DMU zoning district allows for up to 100% impervious cover.

Comprehensive Planning

Downtown Austin Plan - The subject property is located in the Northwest District of the Downtown Austin Plan. The subject property has been identified in the plan document a property that is proposed for a zoning change to Downtown Mixed Use (DMU) with a suggested height restriction of 40 ft. (pg. 79). While there is no specific use or project planned for the subject property at this time, the zoning change to DMU will grant entitlement rights to develop the property in a way that will implement the following district-specific goals:

- **2.** Bring residents back to the neighborhood.
- **5.** Improve the pedestrian environment.

Imagine Austin Plan - The subject property is located within the boundaries of a ‘*Regional Center*’, as identified in the Imagine Austin’s Growth Concept Map, found in the Imagine Austin Plan. A Regional Center is the most urban of the three activity centers outlined in the growth concept map and are intended to be retail, cultural, recreational, and entertainment destinations for Central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located. The densities, buildings heights, and overall character of a center will vary depending on location. Regional centers will range in size between approximately 25,000-45,000 people and 5,000- 25,000 jobs. The following IACP policies are applicable to this case:

- **LUT P3** Promote development in **compact centers**, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based on the information above, Staff believes that the proposed zoning change is supported by both the Downtown Austin Plan and the Imagine Austin Comprehensive Plan.

Environmental – Mike McDougal, 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban

- Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
 3. According to floodplain maps there is no floodplain within or adjacent to the project location.
 4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
 5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876.
 6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

DSD Transportation – Natalia Rodriguez, 512-974-3099

- TR1. A Traffic Impact Analysis will be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.
- TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.
- TR3. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR4. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for 15th Street.
- TR5. FYI – At the time of Site Plan Review, access to 15th Street will be prohibited. There is insufficient frontage along 15th Street for a compliant driveway. Access should be taken to the adjacent alley and possibly San Antonio Road (the existing drive accessing San Antonio Road is non-compliant and will need to be removed).

Water and Wastewater

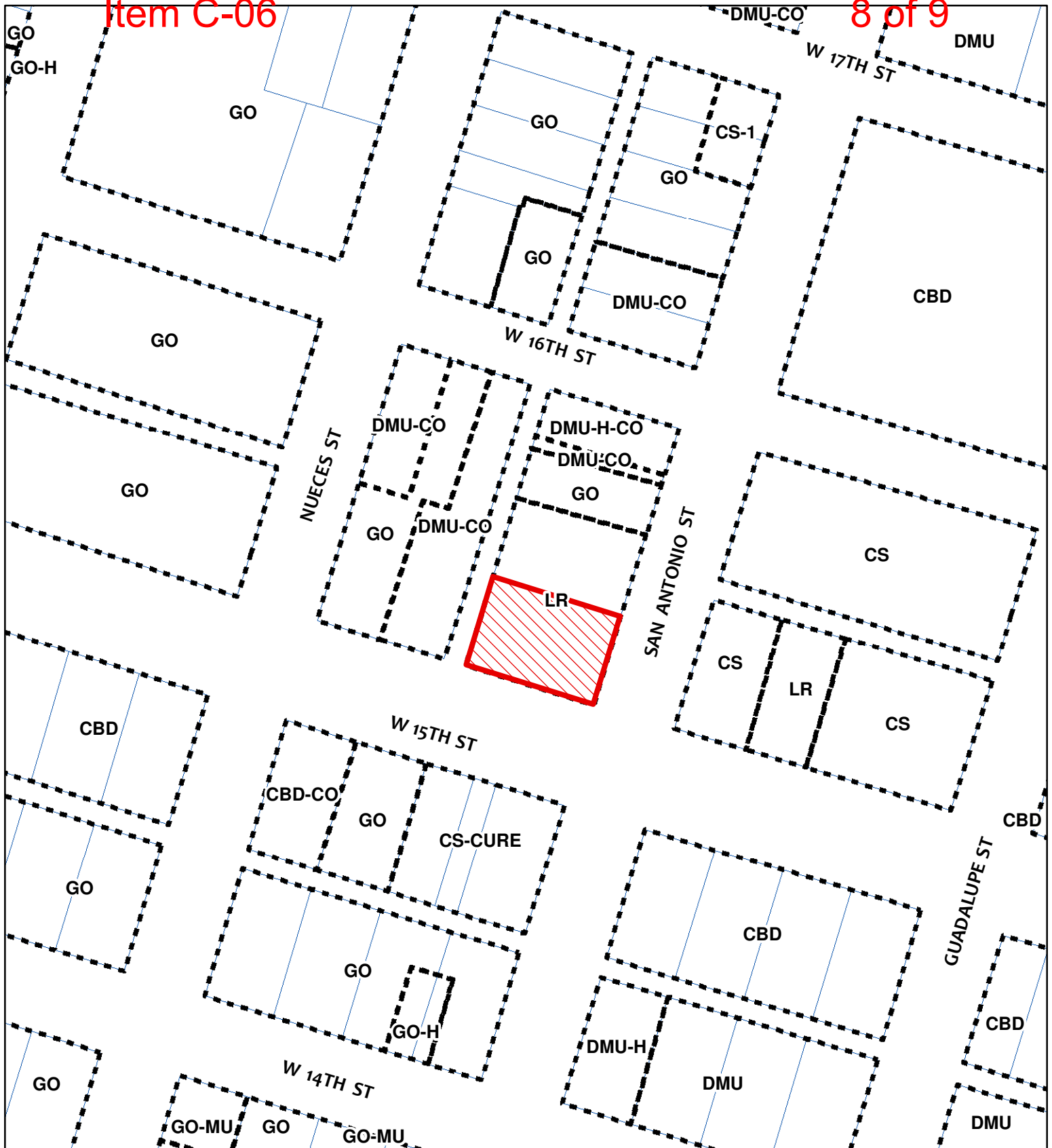
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

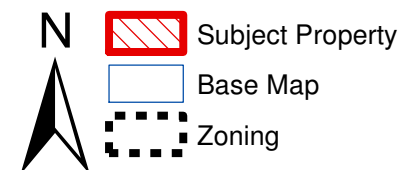
Site Plan and Compatibility Standards - Michael Simmons-Smith, 512-974-1225

SP 1. No Site Plan Review comments are offered at this time, but such comments will be provided upon submittal of an application for site development permit.



ZONING MAP - EXHIBIT A

ZONING CASE#: C14-2016-022
 ZONING CHANGE: LR to DMU
 LOCATION: 502 W 15th Street
 SUBJECT AREA: 0.2592 Acres



1' = 400'

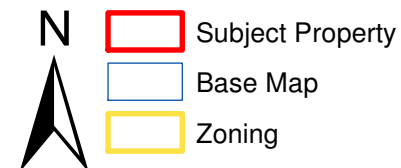
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AERIAL MAP - EXHIBIT B

ZONING CASE#: C14-2016-022
 ZONING CHANGE: LR to DMU
 LOCATION: 502 W 15th Street
 SUBJECT AREA: 0.2592 Acres



1' = 400'

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